037.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,200 / 808,200
					USE VALUE:	808,200 / 808,200
					ASSESSED:	808,200 / 808,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLUZZO DONALD J
Owner 2:	GALLUZZO ELIZABETH C
Owner 3:	
Street 1:	76 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLUZZO DONALD J -
Owner 2:	GALLUZZO ELIZABETH C -
Street 1:	76 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,837 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Asbestos Exterior and 2327 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2837.000	480,800	4,100	323,300	808,200
Total Card	0.065	480,800	4,100	323,300	808,200
Total Parcel	0.065	480,800	4,100	323,300	808,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.31 | /Parcel: 347.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25047
GIS Ref	
GIS Ref	
Insp Date	12/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,900	4100	2,837.	323,300	808,300	808,300	Year End Roll	12/18/2019
2019	104	FV	357,500	4100	2,837.	293,000	654,600	654,600	Year End Roll	1/3/2019
2018	104	FV	357,500	4100	2,837.	277,800	639,400	639,400	Year End Roll	12/20/2017
2017	104	FV	335,000	4100	2,837.	242,500	581,600	581,600	Year End Roll	1/3/2017
2016	104	FV	335,000	4100	2,837.	207,100	546,200	546,200	Year End	1/4/2016
2015	104	FV	298,100	4100	2,837.	191,900	494,100	494,100	Year End Roll	12/11/2014
2014	104	FV	298,100	4100	2,837.	159,100	461,300	461,300	Year End Roll	12/16/2013
2013	104	FV	310,400	4100	2,837.	151,500	466,000	466,000		12/13/2012

!3067!

PRINT

Date	Time
12/10/20	18:23:16

LAST REV

Date	Time
05/14/19	14:27:10
apro	
3067	

USER DEFINED

Prior Id # 1:	25047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLUZZO DONALD	41609-503		12/15/2003	Family	99	No	No		
GALLUZZO ELIZAB	30587-337		8/26/1999	Family	1	No	No		
	17636-376		12/1/1986		95,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/1993	135	Manual	1,800					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Measured	372	PATRIOT
2/25/2000	Mailer Sent		
2/25/2000	Measured	263	PATRIOT
8/20/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2837		Sq. Ft.	Site		0	64.	1.78	3									323,271						323,300	

Total AC/HA: 0.06513 | Total SF/SM: 2837 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 323,271 | Spl Credit | Total: 323,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10122466
Const Adj.:	0.95921409
Adj $ / SQ:	179.573
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590687
Depreciation:	109868
Depreciated Total:	480819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

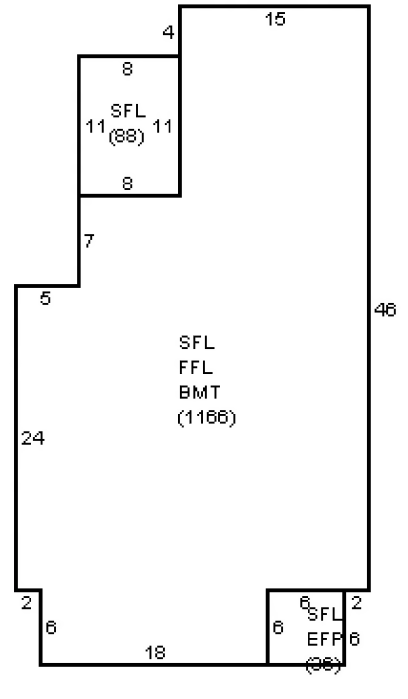
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.57
Special Features:	0	Val/Su Net:	136.24
Final Total:	480800	Val/Su SzAd	206.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,166	53.870	62,815
FFL	First Floor	1,166	179.570	209,382
SFL	Second Floor	1,161	179.570	208,484
EFP	Enclos Porch	36	69.640	2,507

Net Sketched Area:	3,529			Total:	483,188
Size Ad	2327.0000	Gross Are	3658	FinArea	2327

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1920	25.96	T	40	104			3,600			3,600
19	Patio	D	Y	1	12X19	A	AV	1920	3.89	T	40.8	104			500			500

More:	N	Total Yard Items:	4,100	Total Special Featues:	Total: 4,100